



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Tennis Wick
Director

Scott Orr
Assistant Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Emi Thériault
Planning

Tyra Harrington
Code Enforcement

Genevieve Bertone
Communications

Steve Mosiurchak
Fire Marshal

John Mack
Natural Resources

Brian Keefer
Ombudsperson

Sonoma County Board of Zoning Adjustments Agenda

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

September 12, 2024
Meeting No.: 24-11

In-Person Meeting Information

Members of the public can attend the meeting in person at:

[Board of Supervisors Chambers](#)
[575 Administration Drive, Room 102A](#)
[Santa Rosa, CA 95403](#)

Webinar Information

Members of the public can watch or listen to the meeting by calling in or by using the Zoom application:

- **Zoom Webinar:** [Join Meeting >>](#)

<https://sonomacounty.zoom.us/j/99249638928?pwd=xajkdN9UYFmwAR8VJNe54nOHyl71Zj.1>

- **Telephone:** 1 (669) 444-9171
- **Webinar ID:** 992 4963 8928
- **Passcode:** 436794

Roll Call

Commissioner Freeman, District 1
Commissioner Gilardi, District 2
Commissioner Wiig, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Emi Thériault, Deputy Director of Planning
Jacob Sedgley, Project Planner
Haleigh Frye, Project Planner

Tasha Levitt, Administrative Assistant
Sita Kuteira, Deputy County Counsel
Jennifer Klein, Chief Deputy County Counsel

Disability Accommodation

If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please call (707) 565-1737 or email PlanningAgency@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

Contributions

Pursuant to Government Code section 84308, members of the Planning Agency, Planning Commission, or Board of Zoning Adjustments (collectively “Planning Agency”) are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the member of the Planning Agency received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County’s decision on the agenda item since January 1, 2023. Members of the Planning Agency who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a member of the Planning Agency since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Agency member and may be made either in writing to the Clerk for the Planning Agency, Planning Commission, or Board of Zoning Adjustments, as the case may be, prior to the subject hearing or by verbal disclosure at the time of the hearing.

Materials

Available digitally through the link in the Agenda and on the Board of Zoning Adjustments website. You can also email PlanningAgency@sonoma-county.org or the project planner to request materials.

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Correspondence

Planning Commission/Board of Supervisors Actions

Commissioner Announcements

Public Appearances for Non-Agenda Items

Items scheduled on the Agenda

Board of Zoning Adjustments Regular Calendar

[View documents for all items listed digitally>>](#)

<https://share.sonoma-county.org/link/nulELfMkT1s/>

Item No.: 1
Time: 1:20 PM
File: UPE22-0067
Applicant: Public Safety Towers LLC
Owner: Sonoma County Water Agency
Cont. from: N/A
Staff: Jacob Sedgley
Env. Doc: Class 3 Categorical Exemption (14 CCR § 15303)
Proposal: Use Permit for a new Intermediate Freestanding Commercial Telecommunications Facility, including a 110-foot monotree, a generator for backup emergency power, and associated ground equipment all located within a 1,125-square foot lease area enclosed by a 6-foot fence on a 78.11-acre parcel zoned RRD (Resources and Rural Development).

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the project exempt from CEQA and approve use permit request.
Location: 10290 Westside Road, Healdsburg, CA
APN: 110-280-007
District: Fifth
Zoning: Resource and Rural Development (RRD B6 160), with the Floodway and Floodplain Combing Districts (F1 F2), Oak Woodland and Valley Oak Habitat Combing Districts (OAK VOH), Riparian Corridor Combining District (RC50/25 RC200/100), and Scenic Resources Combining District (SR – Scenic Corridor)

Action:

Appeal Deadline:

Resolution No.: 24-0_

Vote:

Commissioner Freeman
Commissioner Gilardi
Commissioner Wiig
Commissioner Koenigshofer
Commissioner McCaffery

Item No.: 2
Time: At or after 1:20 PM
File: UPC17-0044
Applicant: Howard Kronberg/Spring Creek Farm
Owner: Jessica Roman
Cont. from: N/A
Staff: Haleigh Frye
Env. Doc: Categorically Exempt under Section 15301 (Existing Facilities), Section 15303 (New Construction), Section 15061(b)(3) (General Rule)
Proposal: Request for a five-year limited-term Conditional Use Permit for a commercial cannabis cultivation operation consisting of up to 2,500 square feet of mixed light cultivation and 2,500 square feet of outdoor cultivation in addition to accessory propagation and ancillary processing of cannabis grown onsite, as well as self-distribution on a 31.70-acre parcel zoned RRD located at 21510 Fort Ross Rd., Cazadero. Proposed hours of operation would typically be 8:00 am to 5:00 pm Monday through Friday but may occur 24 hours a day seven days a week as needed. Deliveries and shipping would be limited to 8:00 am to 5:00 pm Monday through Friday. The project would employ two (2) full time employees and two (2) part time seasonal staff. No public access or retail sales are permitted. The site is currently operating under Penalty Relief.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the project categorically exempt from CEQA and approve the request, with conditions, for a five-year limited term Conditional Use Permit for 2,500 square feet of mixed light cannabis cultivation and 2,500 square feet of outdoor cannabis cultivation, accessory propagation, and selfdistribution of site grown cannabis.

Location: 21510 Fort Ross Rd, Cazadero, CA 95421

APN: 107-140-007

District: Fifth

Zoning: Resources and Rural Development, maximum density of one dwelling unit per 160 acres, Riparian Corridor 50-foot development setback/50-foot agricultural setback (RRD B6 160, RC50/50)

Action:

Appeal Deadline:

Resolution No.: 24-0_

Vote:

Commissioner Freeman

Commissioner Gilardi

Commissioner Wiig

Commissioner Koenigshofer

Commissioner McCaffery

Ayes:
Noes:
Absent:
Abstain:

Permit Sonoma Hearing Waiver Calendar

This calendar serves only to notify the public of hearing waiver projects. The projects listed below are not on the current agenda.

None

Public Appearances for Non-Agenda Items: Shortly after the hearing begins, the BZA invites public participation regarding the affairs of the County. Any person desiring to speak on any matter which is not scheduled on this agenda may do so. Comments may be limited to three minutes, or as imposed at the discretion of the Chair. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the BZA commissioners.

Public Appearances for Agenda Items: PC hearings begin at 1:00 PM and are recorded. Agenda items begin on or after the time stated on the agenda. After a county staff project presentation and commission questions, the public hearing is then opened. The applicant may then give a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically three minutes per speaker. Please state your name for the record when you are called upon. Questions raised by the public may be answered after all public comments are given. The Commission may request staff or the applicant to answer questions, and the applicant is given the opportunity to respond to any public comments. The public hearing is then closed, and no further public comments are received. The commissioners discuss the project and make a decision by motion and roll call vote.

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contributions totaling more than \$250 to a member of the Planning Agency since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Agency member and may be made either in writing to the Clerk for the Planning Agency, Planning Commission, or Board of Zoning Adjustments, as the case may be, prior to the subject hearing or by verbal disclosure at the time of the hearing.

Hearing Waiver Calendar: The hearing waiver calendar lists projects proposed for public hearing waivers for informational purposes only. The listed items are not scheduled on the current or uncontested calendars. For more information on the hearing waiver item, contact the planner assigned to the project or fill out a 'Request for Information' card.

Uncontested Calendar: All items listed on the uncontested calendar are considered to be routine. The Chair will open the public hearing on all items simultaneously. If no one from the public addresses the BZA, the hearing will be closed, and the items may be acted upon with a single majority vote.

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. The BZA invites interested persons to submit comments which are entered into the permanent record. Written comments received prior to and during the hearing are distributed to the commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

Mail Public Comments: Address letters to: Permit Sonoma, 2550 Ventura Avenue, Attn: Planning Agency Secretary, Santa Rosa, CA 95403 and include the project number. **This is not the location of the hearing.**

Email Public Comments: Email comments to: PlanningAgency@sonoma-county.org. Please provide your name and the project number. It is advised to email comments (no later than the day before) prior to the hearing date to give commissioners and staff review time.

If you wish to speak on an item which appears on this agenda, please fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. Your name, will be announced when it's your turn to speak (1 public comment is allowed per person). The meetings are recorded and all in person testimony must be given through the microphone. Please state your name upon approaching the microphone. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Commission. At the end of the hearing, the Commission may ask staff or the applicant to respond to any questions raised during the hearing.

If you wish to comment on a hearing waiver item, submit your comment directly to the assigned planner prior to the “last day for public comment” date listed for each item.

Please Be Respectful of others and the varying points of view. No clapping, booing, or speaking out of turn.

Please Be Courteous turn off cell phones and pagers while the meeting is in session.